



FACT SHEET: 1104 & 1124 W. El Camino Real

DATE: April 2015

APN: 198-17-029 & 198-17-023

PROJECT PLANNER: Stephanie Skangos
sskangos@sunnyvale.ca.gov
408/730-7411

PARCEL DATA:

- Lot area approximately 157,250 sq. ft. (3.61 acres)
- Zoning: C-2/ECR (Highway Business/Precise Plan for El Camino Real)
- General Plan Designation: Commercial General Business

HISTORY:

- The site consists of two parcels, approximately 3.16 and 0.44 acres in size, respectively.
- A Use Permit was approved in 1964 for new and used automotive sales/service.
- Use of site has continued to be automotive.
- A Miscellaneous Plan Permit (MPP) for a carwash was denied in 1978.
- A Use Permit for a remodel and addition to the existing auto dealership was approved in 1996.
- Used Toyota of Sunnyvale has been in operation at the site since 2008.

GOAL:

- Provision of commercial uses, consistent with the Precise Plan for El Camino Real.

PRECISE PLAN FOR EL CAMINO REAL:

- The Precise Plan for El Camino Real (Precise Plan) was updated on January 23, 2007 and applies to all parcels along El Camino Real (ECR) within the City limits. The Precise Plan is intended to guide future redevelopment of ECR, to encourage aggregation of smaller parcels and for retention of commercial uses.
- Note: The City Council has directed staff to update the Precise Plan for El Camino Real to better address redevelopment along ECR through more specific policy and development regulations. Among other items, the update is intended to address which specific properties are in the nodes, where and how much residential development is appropriate and what development standards should apply to projects along the corridor. A comprehensive update of the Precise Plan is expected to be completed in 2016.

PERMITTED USES:

Permitted and Encouraged

1. Auto dealerships
2. Hotels/motels
3. Major retail establishments ("big box")
4. Offices above retail, or on ground floor if they provide services (such as financial institutions) to consumers
5. Restaurants
6. Shopping centers with a variety of retail and service uses (on deep sites)
7. Strip commercial with a variety of retail and service uses (on shallow sites)
8. Gasoline service stations

Discouraged but not prohibited

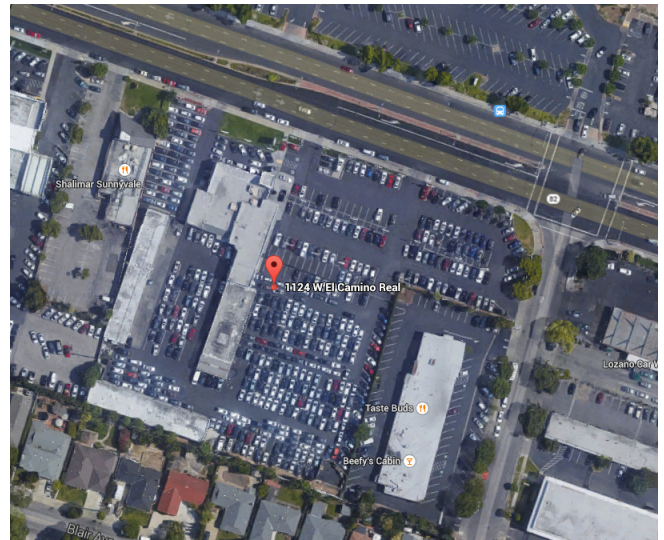
1. Auto repair (except as accessory to another permitted use)
2. Free-standing restaurant under 3,500-square feet, unless incorporated into a larger building as part of a shopping center or strip commercial center.
3. New grocery stores (which are better distributed throughout the city in proximity to residential neighborhoods)
4. Residential/Retail mixed use in mid-block locations

FACTS/ISSUES:

- The site is located outside of the Western Node of the Precise Plan and backs up to single-family residential.
- Maintenance or increase of sales tax revenue is desired.
- The Precise Plan has identified the west-end of El Camino Real as one of two appropriate locations for the clustering of auto dealerships. (p. 3)
- The ECR Combining District calls for a minimum lot size of one (1) acre for nonresidential development (Zoning Code, Section 19.26.160). Redevelopment options may be greater by aggregating the site and the adjacent property at 631-693 Grape Avenue (APN 198-170-028).
- The site is adjacent to a residential neighborhood, and any future use proposals would be reviewed for compatibility and possible impacts.

DEVELOPMENT PROCESS/REQUIREMENTS:

- A Preliminary Review application is required for any proposed redevelopment with a change of use.
- A Special Development Permit (SDP) will be required for any proposed redevelopment or significant improvements to the site.
- All proposals should reference the Precise Plan for detailed guidelines for new development.
- A neighborhood outreach meeting will be required for any proposals due to the site's proximity to a residential district. The outreach meeting should be held prior to a formal application submittal for neighbor input, information, and consensus building. Nearby commercial property owners and tenants should also be contacted.
- Green Building requirements apply to new development and tenant improvements. (Please refer to greenbuilding.insunnyvale.com for more information.)
- Development and impact fees may apply, including but not limited to Traffic Impact Fee, Housing Impact Fee (pending) and Park Dedication In-lieu Fee.
- Nonresidential development on lots of two acres or more shall comply with Art in Private Development guidelines. (Zoning Code, Chapter 19.52)
- Any proposed redevelopment and/or change of use will likely require environmental review in the form of a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report (EIR).
- Depending on the scale and intensity of the proposal, additional studies such as traffic, noise/acoustical analysis, Phase I/II, and greenhouse gas study may be required.
- Key zoning standards are located in the table below.



GENERAL DEVELOPMENT STANDARDS: PRECISE PLAN FOR EL CAMINO REAL

*****Minimum development standards are subject to increase at the discretion of Planning.**

| | |
|--------------------------|---|
| Front Setback Minimum | 15 ft. (Upper stories may require additional setback.) |
| Side Setback Minimum | None - 20 ft. where adjacent to residential |
| Rear Setback Minimum | 20 ft. where adjacent to residential |
| Lot Coverage Maximum | 35% |
| Floor Area Ratio Maximum | No max |
| Height Limit | 30 ft. for any portion of a building within 75 ft. of a single-family residential district; 55 ft. elsewhere |
| Minimum Lot Area | 1 acre |
| Parking | Refer to SMC 19.46.050 for commercial use parking requirements. Minimum 20% Parking Lot Landscaping (19.37.030) |
| Landscaping | 20-foot landscaped buffer including an 8 ft. minimum solid decorative masonry wall adjacent to residential sites. Minimum 20% of site landscaped (19.37.030). Minimum 20% of parking lot landscaped, with 50% tree shading within 15 years of planting. Widened sidewalk area (refer to new commercial space located at the southeast corner of Sunnyvale-Saratoga Road and El Camino Real along the frontage of El Camino Real). Additional parkway strip. |
| Other Requirements | Zoning Code Chapters/Sections <ul style="list-style-type: none">▪ ECR Combining District 19.26.160▪ Commercial Uses 19.20.030▪ Parking and Circulation 19.46▪ Landscaping 19.37▪ Art in Private Development 19.52.030▪ Required Facilities 19.38▪ ECR Plan Design Guidelines pp. 31-57▪ Park Dedication Fees 19.74 |

The Precise Plan for El Camino Real and Zoning Code (SMC Title 19) are available at www.SunnyvalePlanning.com